

**CHAPTER SEVEN****COMMUNITY FACILITIES**

This portion of the plan includes an inventory of public facilities and services. The facilities are assessed for their adequacy to serve present and future population and economic needs. Listings of equipment, vehicles, and personnel are presented in the appendix at the end of this chapter. Goals and objectives, as well as actions to be taken related to community facilities are presented in this chapter.

**7.1 General Government.**

All general government functions are located in the Hartwell City Hall, which contains 6,546 square feet of space. Additional space is needed to accommodate growth in staffing needs. Departments overseen by the city administration include Finance, Billing, Police, Fire, Sanitation, Water and Sewer, Gas, Zoning, and Streets, where a total of 84 full time and 5 part time persons are employed. A space study was conducted and recommended that the Fire Department be relocated in a separate facility with more space and placed in a location that will keep the response to two minutes or less (due to annexation and expansion of city boundaries).

Ordinances and regulations in Hartwell are listed in Table 7-1 below.

**TABLE 7-1  
LAND USE RELATED ORDINANCES AND REGULATIONS  
HARTWELL, GEORGIA**

Building Code
Building Permit
Business Licenses
Erosion and Sedimentation Control
Historic Preservation Ordinance
Mobile Home Ordinance
Nuisance Ordinance
Sign Ordinance
Subdivision Regulations
Zoning

**7.1.2. Solid Waste.**

The city collects refuse from residences and businesses within the city limits. Curb-side pick up is provided to

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city residents. City residents are billed monthly for garbage service at a rate of \$13.67. The city crew has four different pick up routes and collect waste every week day. The city collects approximately 4,500 tons per year. The refuse is then taken to the county transfer station and then taken to the Speedway Landfill in Winder, Georgia. The landfill is managed by Waste Management, Inc. and tipping fees are \$42 per ton. The city also offers recycling for commercial cardboard. Vehicles include two garbage trucks, a recycling truck and one back up truck. The city annually allocates funding for vehicle maintenance and purchase. These funds accrue so that every third year a new truck is purchased. Further details regarding sanitation are addressed in the Hartwell Solid Waste Plan.

#### **7.2. Public Safety.**

The Hartwell Police Department provides public safety services to residents and businesses within the city limits. All patrolmen are certified and receive at least 20 hours of required training. Police activities are centered in the city hall building. Response times average less than 2 minutes. Dispatching for the police and fire departments is handled by police dispatch personnel. If the Hart County E911 system receives calls for police service in Hartwell, they then contact the Hartwell police department. Arrangements should be made for the E911 System to handle calls for police service in Hartwell. Space and personnel, and response times are considered adequate for the planning horizon.

The department employs 19 officers that include a police chief, three captains, five patrol officers, three sergeants, two investigators, four dispatchers, and one inmate supervisor. The department has two dogs and a SWAT team fully equipped for six officers. The city also owns its own firing range. The department is also involved in public education activities, particularly for drug prevention and drug awareness. In addition, department personnel conduct educational sessions in the schools as requested.

The police department has nine police cruisers, two unmarked vehicles and one vehicle for the police chief. The city has a schedule to replace two police cars per year.

#### **7.3. Fire Protection.**

The Hartwell Fire Department provides fire protection within the Hartwell city limits. There are seven full time fire department employees, including the fire chief. In addition, twenty-eight volunteers provide manpower as necessary. The fire chief inspects structures for certificates of occupancy. Fire department personnel are undergoing training for hazardous materials handling and records of hazardous materials in the area are maintained. Space (6,055

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square feet) are considered inadequate for the planning horizon. Average response time of 2 minutes is considered adequate. A space study recommended that the Fire Department have a facility separate from city hall. This is due to the city boundaries increasing from annexations that have taken place. Trying to reach some of these newly annexed areas within a two minute emergency response is beginning to be difficult and could jeopardize the city's ISO rating.

The ISO rating of three (3) in Hartwell is significantly lower than in unincorporated Hart County. This allows property within the city limits to be insured at lower rates. The city has a water system that provides excellent coverage with 379 fire hydrants. Vehicles include a ladder truck that is fully equipped, and 4 other pumper trucks that provide pressure at more than 1,250 gpm. One of the pumper trucks is in need of replacement.

#### **7.4. Water System.**

The Hartwell water system provides water to 2,727 customers, 79% of whom are located within the city limits. Average water usage is 1.2 million gallons per day (mgd). No major expansions of service area are anticipated. The city supplies the Hart County Water Authority with water for use in their respective service area.

The city is permitted to withdraw 4.5 mgd from Lake Hartwell. Capacity at the water treatment plant located on Chandler Street is also 4.5 mgd. The upgraded facility is in good shape and has been determined to provide for the cities needs for the next ten to fifteen years, therefore, no additional upgrade is required during the horizon of this plan. There are 85 miles of water mains in the system. Currently, no major water line replacements are necessary, although the department regularly repairs and replaces lines as needed. The system includes two elevated water tanks of 305,000 gallons (1954, Carter Street) and 750,000 gallons (1983, Patterson Street). Because of these tanks the system has good pressure meeting Georgia EPD standards of 35 to 50 psi through the system and up to 100 psi on the eastern side where reducers have to be employed. In spite of the health of the system there is the need for water storage on the west side of town where water pressure is occasionally reported to be low. The system would also then be able to tie into the county water system. An additional storage tank would also provide a safety valve for the city's fire fighting ability in case of pump failure.

On the average, the system has excess capacity of 3.3 mgd. This is more than adequate to meet the future population of Hartwell, as well as any new industrial or commercial users.

#### **7.5. Sewerage System.**

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Approximatley 1,600 customers utilize the Hartwell sewerage system. Over 95% of these customers are located within the city limits of Hartwell. The system is permitted to discharge 1,750,000 gallons per day (gpd) of treated sewage into two storage ponds. The re-use quality water is then discharged through a sprayfield Land Application System (LAS) onto the golf course at the Cateechee Golf and Country Club. The two ponds have a storage capacity of 20 million gallons and the city has a third pond for emergency purposes of 5 million gallons. Average daily usage of the system is between 800,000 and 1,100,000 gpd. Upgrades to the plant have given it an estimated twenty year life and the city is well within the capacity of their permit granted by Georgia EPD. Additional capacity is determined and planned when the average daily treatment is at 75% of the permitted capacity. The collection systems consist of approximately 60 miles of gravity lines and 9.5 miles of force mains. There are 13 pump stations in the system. The city has an engineered long-term replacement and maintenance plan. Although no major line work is anticipated (aside from routine maintenance and repair), the city deals with infiltration and inflow problems, where the flow may increase two to three times the normal flow during rain events.

The city has an ordinance that requires a sewer connection if a structure is located within 200 feet of an existing line. The also has an illicit discharge ordinance and a grease trap ordinance.

Water and sewer services are under a combined department that employs 17 people. They include a public works director, eight service workers, five sewer plant operators, and three water plant operators.

#### 7.6. Natural Gas System.

The City of Hartwell provides natural gas to 2,221 customers. Over 80% of the customers are located within the Hartwell city limits. The gas is supplied by the Transcontinental Gas Pipe Line Corporation of Houston, Texas. There are no major system expansions or repairs anticipated throughout the planning horizon.

#### 7.7. Parks and Recreation.

There are no city-operated parks and recreation facilities located in Hartwell. However, a large county-operated park, located in the city, contains a senior center and seven lighted tennis courts. In addition, there are four lighted ballfields and an administrative building. The city provides water and sewer to the park site, as well as police and fire protection. Hartwell owns the land for Cateechee Golf and Country Club, which is an Audubon Society Signature Course. The city owns the land, while the operations of the course and facilities are managed privately.

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Another privately-operated golf course, located south of Hartwell, is open to the public on a fee basis. Additional recreational facilities within close proximity to Hartwell are discussed in the Natural Resources element. A new county park facility is being located within the city limits. The 55 acre site, will include facilities for active and organized recreation, and will have walking trails, botanical garden and outdoor classroom.

Based upon standards of the National Recreation and Park Association, the city has sufficient population to warrant the provision of several types of recreational facilities. Small, dispersed recreational sites would be desirable throughout the city, especially a playground, tennis and basketball courts in the northeast portion of the city. One option for providing facilities in this densely populated portion of Hartwell is utilization of land on the unoccupied school site on Colfax Street. Various other vacant lands in the vicinity are possible site as well. Similar facilities are needed in the southwest section of Hartwell. Possible land includes the floodplain designated in the Natural Resources chapter. A small park area with benches in the vicinity of the hospital would provide a pleasant spot for employees and visitors to the area. However, the Hartwell City Council has elected not to plan for provision of recreation services since the county already provides this service with tax dollars generated by city/county residents. The Future Land Use plan does not indicate specific sites to be used for such facilities. However, recreational facilities are appropriate land uses in these areas.

#### **7.8. Hospitals and Other Public Health Facilities.**

The Hart County Hospital is a 98 bed, full service facility, which includes a twenty-four hour emergency room. As indicated in Table 7-2, the Hart County area contains the largest number of hospital beds of any of the four surrounding counties. The 4.19 beds per 1,000 persons in Hart County, is far higher than the state average of 3.93, as well as the adjoining counties. Hospital facilities are considered adequate for the planning horizon.

**TABLE 7-2  
HOSPITAL AND NURSING HOME BEDS, 2000  
HART AND SURROUNDING GEORGIA COUNTIES**

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COUNTY	GENERAL HOSPITAL BEDS	# HOSPITAL BEDS PER 1000 PERSONS
Elbert	52	2.31
Franklin	71	3.31
Hart	98	4.19
Georgia	-	3.93

Source: GMRDC, 2004.

The Hart County Health Department, with support of the Georgia Department of Human Resources, offers a variety of medical services some of which include well-children screenings, and vision and hearing screenings. The Hart-Franklin County Mental Health/Substance Abuse Center, located in Hartwell, provides counseling, referral, and rehabilitation services to area residents.

#### 7.9. Nursing and Personal Care Homes.

There are no publicly sponsored nursing homes in Hartwell. Two privately-operated nursing homes provide a total of 209 beds. In addition, a personal care home in Hartwell has a capacity for nearly forty residents. A personal care home is

a residential facility...providing for compensation, productive care and oversight of ambulatory, non-related persons who need a monitored environment but who do not have injuries or disabilities which require chronic or convalescent care, including medical, nursing, or intermediate care. (State Health Planning Agency)

While the nursing home facilities are considered adequate in the short-term, local health care professionals indicate that additional personal care home facilities would be well utilized. A market study is needed, however, to determine the exact need for such facilities.

The construction and operation of health facilities, including nursing and personal care homes must receive state approval. As such, proposed facilities are subject to the certificate-of-need rules of the State Health Planning Agency. This oversight exists to prevent an oversupply of health facilities/services since an oversupply tends to increase health care costs. The State Health Planning Agency calculates allowances based on population projections of the Georgia Office of Planning and Budget. Personal care homes with fifty beds or less are exempt from state certificate-of-need requirements. In addition, a personal care home with between 51 and 150 beds is also waived

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from certificate-of-need requirements if certain criteria are met. The criteria are as follows:

- (1) No nurses station, physical therapy room, or examination rooms are allowed
- (2) The application provides documentation satisfactory to the State Health Planning Agency that the program design, including staffing patterns and the physical plant, are such to promote services which are at high quality, are cost effective, and are consistent with client needs.

#### **7.10. Libraries and Other Cultural Facilities.**

The City of Hartwell jointly funds the Hart County Library with Hart County (\$13,000 annual contribution). The facility, which is open 60 hours per week, is a vital part of several community programs and activities. The library serves as the location for GED classes, as well as for the volunteer efforts of Literacy Volunteers of America. Several organizations also utilize the library for meeting space. The library provides materials at several locations besides the headquarters. These include the Hart Detention Center, the county jail, schools, and nursing homes. In addition, books are delivered to homebound persons as necessary.

The library, located in Hartwell, has 19,990 square feet of space and 60,000 circulating items. Based upon minimum state standards of 0.7 square feet per capita, excess space exists throughout the planning horizon. The American Library Association recommends that libraries should contain at least two volumes per person. According to population projections, the library has adequate holdings through 2020. After that point, additional volumes will should be added regularly to keep up with population growth. By the year 2025, a total of 9,00 additional volumes will be needed. Purchases of additional materials are indicated in the short-term work program.

The library can also serve as a site for satellite university and technical school courses offered on-screen. The library administrator is currently seeking funding for such a program. The Short-Term Work plan indicates city support is necessary.

The Hart County Community Theater located in Hartwell produces live productions at their theater located on Depot Street in Hartwell. The theater has 151 seats and the group presents four productions per year. The Hart County Historical Society is recently restored the Teasley-Holland house, located at 416 West Howell Street, to serve as The Hart County Museum. The museum contains two permanent exhibits, one about Nancy Hart, a revolutionary war

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heroine, and a second addressing Native American culture. Additional space will be utilized for revolving exhibit space.

A privately owned art center is located in downtown Hartwell and is operated by private volunteers. The facility is only open when an exhibit takes place.



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#### 7.11. Educational Facilities.

##### 7.11.1. Public School System.

Public educational facilities are governed by the Hart County Board of Education. There are six county public schools, three of which are elementary schools, one is a middle school, one is a high school, and one is an alternative school. One elementary school, the middle, and high school are located in Hartwell. A Pre-K, Headstart, program is operated in the city by the 9<sup>th</sup> District Opportunity.

The school age population in Hartwell is expected to rise modestly through the planning horizon to the year 2025. Based upon these projections, public educational facilities are considered currently adequate and will expand appropriately throughout the planning horizon and in accordance with the Hart County Board of Education's Five Year Facilities Plan.

##### 7.11.2. Colleges and Universities.

Although there are no colleges or universities located in Hartwell or Hart County, several schools offering higher education are within commuting distance. The University of Georgia at Athens and Clemson University of South Carolina are both just over forty miles from the Hartwell area. Anderson College, in Anderson, South Carolina and Emmanuel College at Franklin Springs are located approximately twenty miles from the Hartwell area. Truett-McConnell College offers extension courses at a site near Toccoa in Stephens County, approximately thirty miles away. The establishment of a satellite educational site at the library, utilizing televised courses would greatly expand educational opportunities in Hartwell.

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#### 7.11.3. Vocational Schools.

Technical training is available at the Athens Area Vocational-Technical School. The facility, located in Athens, is forty miles from Hartwell. Athens Technical Institute has a satellite campus located in Elberton and Tri-County Technical Institute is located in Pendleton, South Carolina. North Georgia Technical Institute has recently opened a campus approximately 20 miles away in Stephens County.

#### 7.12.1. Parking.

One of the major issues concerning the viability of downtowns in both large and small communities is that of parking. Regardless of whether the parking situation of downtown is a real problem or a perceived one, it is one which needs to be addressed. The City of Hartwell is no exception. The following section discusses available parking in downtown Hartwell and offers an analysis of current available parking spaces.

There are two categories of parking and uses in the City of Hartwell. The first type is on-street parking which consists of curbside, typically high turnover parking. The second type is off-street parking, which includes parking lots, both public and private, and service alleys located behind some downtown buildings. These parking areas are generally used for long term employee or customer parking.

In Hartwell, as in most communities, curbside parking is highest in demand by motorists. Curbside parking offers motorists the opportunity to park in front of their destinations. Because curbside parking is high in demand and is generally reserved for short-term stops, Hartwell should continue to enforce the two hour parking limit for curbside parking spaces.

Off-street public parking is available in Hartwell, but not to the extent of curbside parking. Two public parking lots located near the downtown square include the lot adjacent to City Hall on the corner of Howell and Carter Streets and the lot near the jail on the corner of Johnson and Carolina Streets. These lots offer 28 and 58 parking spaces, respectively. There are other off-street parking possibilities in downtown Hartwell, however they are currently private lots or vacant parcels. The parking spaces available in the two public parking lots is 86 spaces. An additional 125 (approximate) spaces are available in private, vacant, and service alley lots. These are generally under-utilized and may be potential sources for additional parking in the future. The city has also received a grant to develop an additional lot

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on Franklin Street, which will provide 46 new spaces.

According to this inventory, it appears that there is not a serious parking problem in downtown Hartwell. However, a perceived parking problem may prove to be just as pressing as an actual one. The following are suggestions the City of Hartwell may consider in addressing the issue of parking. The first suggestion is to publicize the locations and availability of parking in the downtown Hartwell area. For example, signs could be placed directing motorists to off-street parking areas. Other areas, such as service alleys, private parking lots, employee lots, and vacant lots should be marked as to whether they are available for parking by specified customers, the public at large or not at all. Articles or advertisements in the local newspaper may also be used to promote available parking areas. A Downtown Merchants' Association and/or the Chamber of Commerce, in collaboration with the City of Hartwell could create a map/brochure that outlines available parking areas, as well as noting businesses and local points of interest in the downtown area. The City of Hartwell could integrate public amenities such as parking, retail, government, and historic sites and districts into one brochure similar in format to a walking tour brochure. This type of project may be funded by grants through the Historic Preservation Fund Survey and Planning Grant or the Local Development Fund through the Department of Community Affairs. A brochure such as this would be helpful to both residents and tourists and could be distributed by the Chamber of Commerce, Hart County Museum or Historical Society, Welcome Centers, etc.

In addition, personnel working at the Hart County Courthouse should not park on the square. This would make numerous spaces directly on the square available for parking during working hours.

Other factors may influence the viability of a downtown. This includes whether the area is seen as "pedestrian friendly". The amount of curbside space and parking lots may not matter if pedestrians feel that they can not safely get from their parking space to their destination. Landscaping, street furniture, and safe crosswalks have an effect on how downtown Hartwell is perceived. Improved sidewalks linking vital areas (retail, government, historic, etc.), landscaping, pedestrian amenities (benches, waste receptacles, shade, crosswalks), accessibility, and signs indicating available parking (both private and public) may be a few improvements the City of Hartwell may consider.

#### 7.12.2. Sidewalks.

The City of Hartwell has, over the years, invested significant resources to provide numerous sidewalks within

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the city. Existing sidewalks are presented in Map 7-4. Certain portions of the city are in need of additional sidewalks as well as modifications to existing sidewalks to meet Federal Highway Administration pedestrian standards and Americans with Disabilities Act (ADA) requirements.

Sidewalks along Athens Street from Gibson Street to Howell Street and a portion of Franklin Street have deteriorated to the point of being unsightly and unsafe. Also, most of the street corners around and adjacent to the downtown square are not accommodating to elderly and handicap persons because of a general lack of ramps and/or properly designed curb cuts. In addition, there is a great need for elderly and handicap access from the Depot Street Historic District to the main sidewalk system linking to the downtown square. This is due to a grade separation of some 2-3 feet. Currently, access to and from this area is up or down a grassed bank or by steps. The Hartwell Streetscape Revitalization Project plan also recommends additional enhancements in the area consisting of planters, assorted trash receptacles, and necessary landscaping. Details of the project are displayed in Map 8-5.

The proposed project should successfully link the historic Athens Street residential area with shopping areas, the newly restored Hart County Museum, the historic downtown square, and the historic depot area. These linkages will also be attractive to tourists who will be able to park downtown and walk the historic streets of Hartwell to various historic and cultural destinations. Overall, the proposed project will provide both tourists and residents with incentives to walk instead of drive to their destinations.

The city will continue to seek and develop funding to implement the plan, such as transportation enhancement activities (TE) funds from the federal government.

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Insert Map 7-4: Sidewalk Inventory

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Insert Map 7-5: City of Hartwell

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#### 7.12.4. Railroads.

The Hartwell Railway provides rail service in Hart County. Rail lines are presented on the existing land use map.

#### 7.12.5. Airports.

The nearest commercial air service to Hartwell is located in Anderson, South Carolina. The nearest public airport is located in Canon, Franklin County (Franklin-Hart County Airport) and several private airstrips are located in Hart County. Such airstrips are indicated on the existing land use map.

#### 7.12.6. Navigable Water.

The nearest navigable river is the Tennessee River with a nine foot channel depth. A public barge dock is located at Chattanooga, Tennessee, approximately 170 miles from Hartwell. Savannah, Georgia, approximately 229 miles away, provides the nearest seaport with a maintained channel depth of 38 feet.

#### 7.13. Urban Service Area.

The provision of water and sewer services can be considered a precursor to development, especially of the industrial and commercial variety. Denser residential development is also possible when such services are available. Water and sewer services are generally thought of as most appropriate in urban areas where the densities of development make their provision economically feasible. This does not preclude provision of water or sewerage service to rural areas, but costs can be prohibitive.

The determination of "Urban Growth Boundary Areas" within which urban services will be provided is beneficial for several reasons. First, it allows to determine those areas to which provision of these services would be most economically feasible and serve the greatest amount of development. Secondly, it provides for the preservation of prime agricultural lands as well as the rural character of the majority of Hart County.

The urban growth area is indicated as the most beneficial locations for the location of infrastructure such as water and sewerage systems. Provision of such services is not necessarily justified in all portions of the urban growth area. It is intended to serve as a general guideline. For example, within the area, certain locations may be economically served with a public water system, but not by a sewerage system, due to gravity flow complications.